004.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,500 / 900,500
					USE VALUE:	900,500 / 900,500
					ASSESSED:	900,500 / 900,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUNG JAMES & HOPE TRUSTEES
Owner 2:	KUNG INVESTMENT TRUST
Owner 3:	
Street 1:	23 PINE KNOLL RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	KUNG HOPE & JAMES K -
Owner 2:	-
Street 1:	40 LAWRENCE LANE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 5,481 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2250 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5481.000	430,100	2,900	467,500	900,500
Total Card	0.126	430,100	2,900	467,500	900,500
Total Parcel	0.126	430,100	2,900	467,500	900,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.22 | /Parcel: 400.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3622

GIS Ref

GIS Ref

Insp Date 11/04/17

!387!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,300	2900	5,481.	467,500	900,700	900,700	Year End Roll	12/18/2019
2019	104	FV	334,800	2900	5,481.	496,800	834,500	834,500	Year End Roll	1/3/2019
2018	104	FV	332,300	2900	5,481.	362,300	697,500	697,500	Year End Roll	12/20/2017
2017	104	FV	311,400	2900	5,481.	315,600	629,900	629,900	Year End Roll	1/3/2017
2016	104	FV	311,400	2900	5,481.	268,800	583,100	583,100	Year End	1/4/2016
2015	104	FV	277,100	2900	5,481.	263,000	543,000	543,000	Year End Roll	12/11/2014
2014	104	FV	277,100	2900	5,481.	216,200	496,200	496,200	Year End Roll	12/16/2013
2013	104	FV	288,500	2900	5,481.	205,700	497,100	497,100		12/13/2012

PRINT

Date	Time
12/10/20	16:11:51

LAST REV

Date	Time
12/20/18	10:52:11

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUNG HOPE & JAM	54634-352		5/4/2010	Convenience	99	No	No		
KUNG MICHAEL &	22687-096		12/3/1992		99	No	No		A

USER DEFINED

Prior Id # 1:	3622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2018	1541	Siding	24,000	C				reside with wood s

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	372	PATRIOT
4/29/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5481		Sq. Ft.	Site		0	80.	1.07	1									467,542						467,500	

Total AC/HA: 0.12583 | Total SF/SM: 5481 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 467,542 | Spl Credit | Total: 467,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98735195
Adj $ / SQ:	187.432
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623399
Depreciation:	193254
Depreciated Total:	430145

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

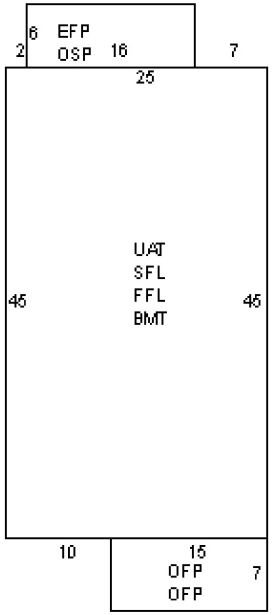
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.43
Special Features:	0	Val/Su Net:	105.99
Final Total:	430100	Val/Su SzAd	191.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	56.230	63,258
FFL	First Floor	1,125	187.430	210,861
SFL	Second Floor	1,125	187.430	210,861
UAT	Upper Attic	281	74.970	21,086
OFP	Open Porch	210	24.050	5,050
EFP	Enclos Porch	96	54.880	5,269
OSP	Screen Porch	96	36.590	3,512
	Net Sketched Area:	4,058	Total:	519,897
Size Ad	2250	Gross Are	4902	FinArea 2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	160	A	AV	1930	30.63	T	40	104			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900

IMAGE

AssessPro Patriot Properties, Inc